

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Survey No. <sup>B</sup>4683

### 1. Name

Historic 1701-1723 North Durham Street  
and / common

### 2. Location

street & number 1701-1723 North Durham Street  
city, town Baltimore  
state & zip code Maryland 21205 county

### 3. Classification

#### Category

☐ district  
☒ building(s)  
☐ structure  
☐ site  
☐ object

#### Ownership

☐ public  
☒ private  
☐ both

#### Public Acquisition

☐ in process  
☐ being considered  
☐ not applicable

#### Status

☒ occupied  
☐ unoccupied  
☐ work in progress

#### Accessible

☒ yes: restricted  
☐ yes: unrestricted  
☐ no

#### Present Use

☐ agriculture ☐ museum  
☐ commercial ☐ park  
☐ educational ☒ private residence  
☐ entertainment ☐ religious  
☐ government ☐ scientific  
☐ industrial ☐ transportation  
☐ military ☐ other:

### 4. Owner of Property

name  
street & number telephone  
city, town state & zip code

### 5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Land Records liber  
street & number Clarence Mitchell Courthouse folio  
city, town Baltimore State Maryland

### 6. Representation in Existing Historical Surveys

title  
date federal state county local  
depository for survey records  
city, town state & zip code

## 7. Description

Condition		Check One	Check One
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved:
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move: _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This row of twelve two-story, two-bay wide vernacular Renaissance Revival-style brick houses with shed roofs and sheet metal cornices were built in 1906 by Walter Westphal, a major builder of working class houses in East Baltimore. About half of the houses retain their original brick facades, which were originally painted a dark red, with the basement area painted white to imitate the marble basements of more expensive houses. The remainder have been covered with formstone.

After the use of wood was outlawed for cornices in 1892, sheet metal became the predominant material used. By the early years of the 20<sup>th</sup> century, the most popular form of sheet metal cornice sported ball finials and often classical motifs like swags pressed into the frieze area. Generally, only main street two story houses had decorated friezes—the builder saved money on his small street versions by eliminating them. Likewise, while the main street houses in this style would have marble basements, stringers, lintels, and steps, builders used no marble at all on their small street versions, painting the basements white instead. Main street houses would have stained glass transoms over both the door and the wide first floor window; on the small streets builders offered stained glass only in the door transom.

The houses are two stories in height, 12' 6" wide (the northernmost lot, at 14' wide was intended for a combination storefront/residence), and occupy lots 52' deep. Each house is three small rooms deep and there is no backbuilding. The houses are constructed in running bond and have been painted. Each house has a single chimney located near the rear of the house. The shed roof is capped by a sheet metal cornice with a deep frieze area marked by a row of dentils and a lower band of cut-work decoration. The end brackets are marked by tall ball finials projecting well above the cornice line, as well as acanthus leaf decoration.

The door and window openings have segmentally arched brick lintels, with plain tympanums. The sills are wood. The slightly wider first floor window is a common stylistic feature of houses of this period, when the more common availability of plate glass made a wider window economically possible. In the most expensive main street houses of this style, the plate glass window would have a stained glass transom, but this feature was never found on small street houses. A few original second floor 2/2 sash remain, but the wider first floor windows probably always had 1/1 sash. The houses show a variety of replacement door types and have single light transoms, probably originally filled with a piece of stained glass bearing the house number. The houses sit on fairly low basements with a single-light sash, set beneath a double-header segmental arch. Each front door is reached by three concrete steps.

## 8. Significance

Period	Area of significance	check one & justify			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	humanitarian	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration	<input type="checkbox"/> philosophy	<input type="checkbox"/> theatre	
<input checked="" type="checkbox"/> 1900	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other: specify	

**Specific dates** 1906

**Builder/Architect** Walter Westphal

Prepare both a summary paragraph of significance and a general statement of history and support.

This group of houses is significant as representing the very last type of small street houses to be built, in the period c. 1900 – 1909, when a new city ordinance outlawed building houses on streets less than 40' wide. The houses were built by Walter Westphal, a well-known Baltimore builder, according to a pattern that was quite common to the city's working class neighborhoods of the period c. 1880 to 1910. Recognizing that workers held different levels of jobs (and pay), builders created a hierarchy of two-story house sizes (and prices) in the new neighborhoods going up to serve the expanding factory districts ringing the harbor and north- east of the central city. Builders acquired anywhere from an eighth to a half of a city block and built 14' to 15'-wide two-story houses on the main streets, and smaller, 11' to 13'-wide two-story houses on the narrower streets bisecting the blocks. Typically, in this period, main street houses might sell for \$1,200-\$1,500; small street houses for \$700-\$750.

In this particular case Theodore Cooke, the builder of the 13'9" and 13'8"-wide two-story houses on the west side of Wolfe St. and the 13'2"-wide houses on the north side of Lanvale St. sold them to owner-occupants, many of whom received mortgages from the J.F. Weissner Building Association, a building and loan probably created to benefit employees of this local brewery. But Westphal only sold the corner storefront to an owner-occupant (a common practice), selling the remaining eleven lots to an investor interested in their rental income. In this way people of varying means could afford to live in the same block. If they couldn't afford the approximately \$750 purchase price of the small street houses, then they *could* afford the \$8 or so a month it would cost to rent one, while they saved to be able to buy their own home later.

## 9. Major Bibliographic References

Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse*  
(New York: Princeton Architectural Press, 1999)

## 10. Geographic Data

Acreage of nominated property

Quadrangle name

Verbal boundary description and justification

## 11. Form Prepared by

name / title Dr. Mary Ellen Hayward

Organization The Alley House Project

date June 2000

street & number 1306 Carrollton Ave.

telephone

city, town Baltimore

state & zip code Maryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of property rights.

Return to:  
DHCP/DHCD  
Maryland Historical Trust  
100 Community Place  
Crownsville MD 21032-2023



135 61

N. BROAD

120

320

66

93

320

F. LAFAYETTE

1906 City Atlas

B-46.3 B-46.3 701-1723 N. Baltimore St.  
R4170.110

1456

TOWNSEND PL.

1457

ST. N

1458

E. LANVALE

1466

LANSING AVE.

1467

1468

E. FEDERAL

1477

CRYSTAL AVE.

1478

1479

E. OLIVER

1494

HOFFMAN PL.

1495

1496

1497

SASH FACTORY

NAIL & RIVET FACTORY

BALTIMORE CITY

WATER DEPT.

95

ST.

80

90

320

E. HOFFMAN

BETHANY M.P.H. CH.  
1459

N. CASTLE  
1469

BELAIR AVE.  
1480

KEYSER  
1498  
1499

ST.

50

1470

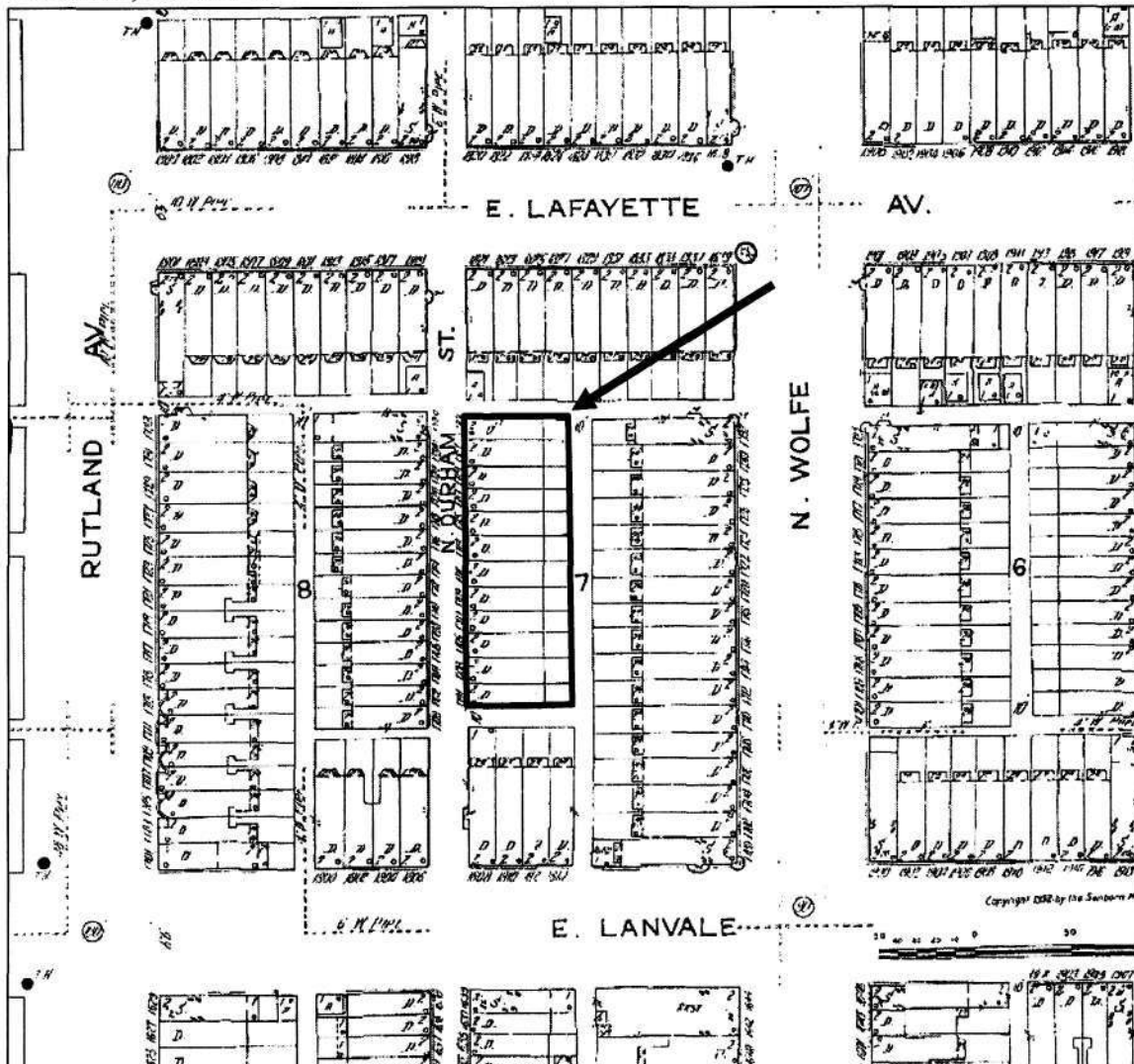
1471

1482  
BREWERY OF  
G. Bauernschmidt Company

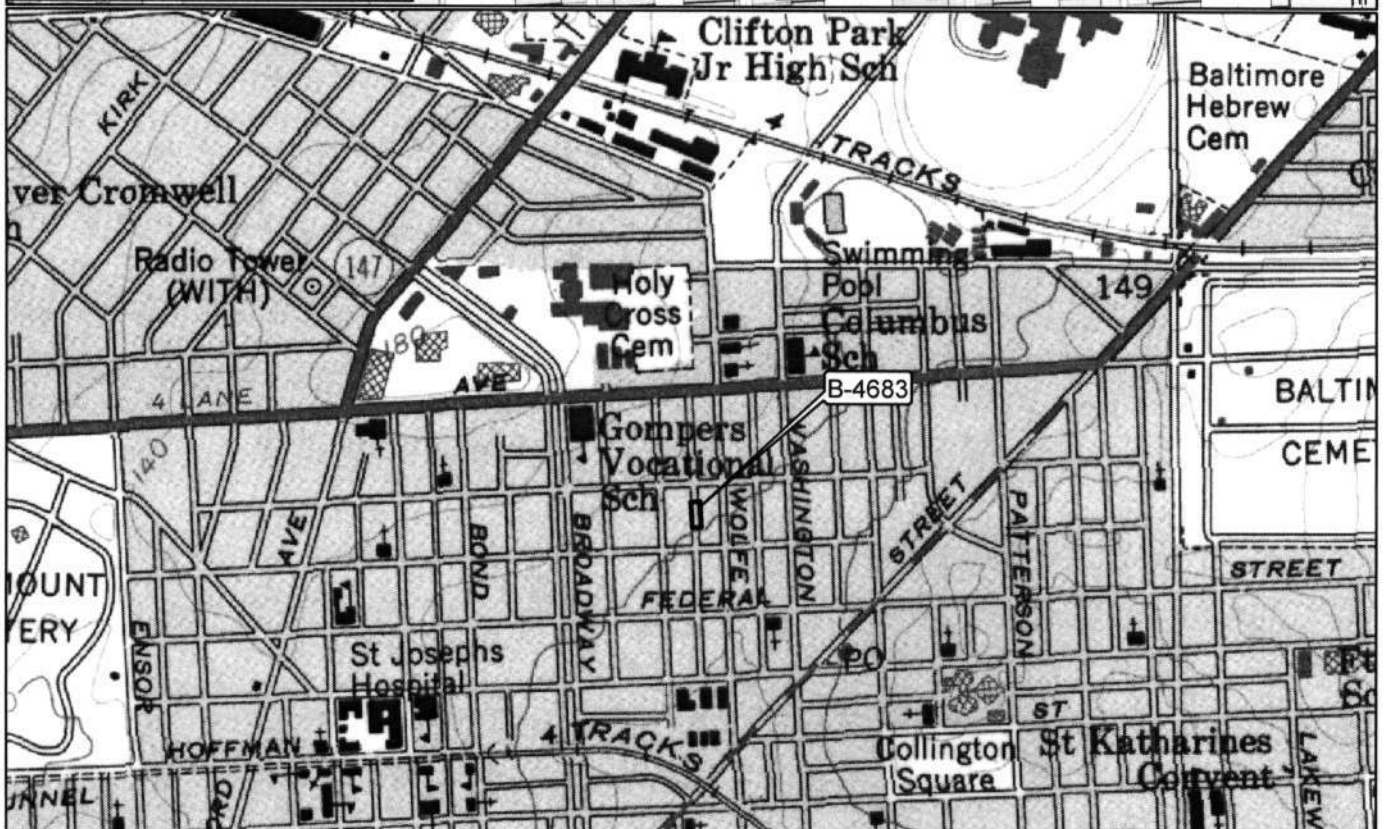
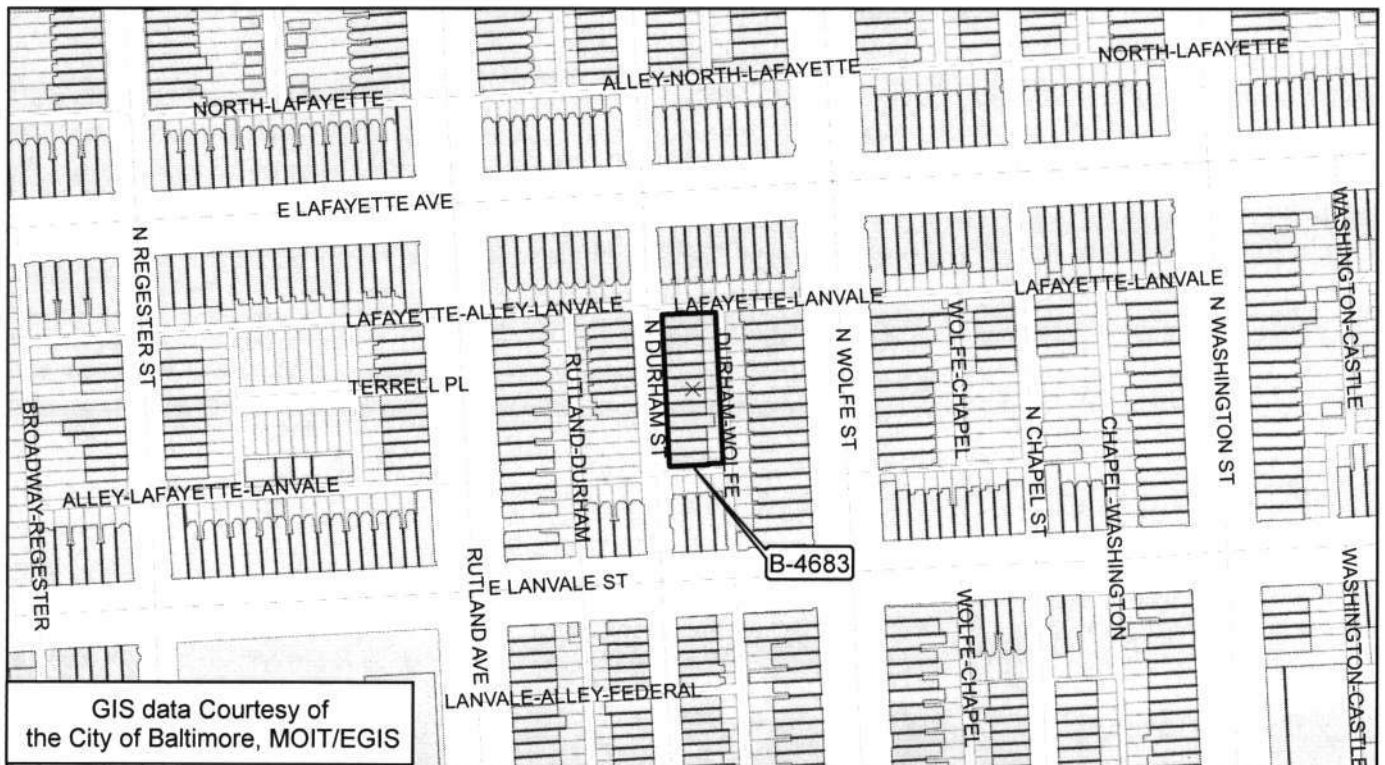
1500

1501  
ST. MARY'S  
RICE CHURCH

B-4683  
1701-1723 N. Durham Street  
Sanborn Map 1914, Reprinted 1953  
Volume 3, Sheet 311



B-4683  
1701-1723 N. Durham Street  
Block 1457, Lots 077-088  
Baltimore City  
Baltimore East Quad.







1701-1723 Durham

83

100

[140030 0211 N N 14 32

B-4683

1701-1723 N. Durham St.

BALTO. MD

S. Allan

5/97

MD SAPO

1/1